

**AGENDA
THE PLANNING AND
ZONING COMMISSION**



*Chm.
Vice-Chm.
Sec'y
MEMBERS*

*Richard Pelletier (15)
Nicholas Fazzino (13)
Joyce Rossitter (15)
Les Adams (13)
Daniel Russo (13)
Molly Salafia (15)
Carl Chisem (15)
Ken McClellan (13)
Gary Faraci (15)
Elizabeth Emery (15)
Mayor Daniel T. Drew
Asst. Dir. P.W. Robert Dobmeier
William Warner, Director
Bruce E. Driska, CZEO*

ALTERNATES

*Ex-Officio
Ex-Officio
Staff
ZEO*

RECEIVED
13 AUG 19 PM 3:23
TOWN CLERK
MIDDLETOWN, CONN.

**AUGUST 28, 2013
COUNCIL CHAMBERS
MUNICIPAL BUILDING
7:00 P.M.**

THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL TAKING**
- 3. ITEMS REMOVED FROM THE AGENDA AND WHY**
- 4. PUBLIC COMMENT ON ITEMS ON AGENDA WHICH ARE NOT CURRENTLY SCHEDULED FOR A PUBLIC HEARING**
- 5. ZEO CERTIFICATION THAT ALL HEARING SIGNS HAVE BEEN PROPERLY NOTICED**
- 6. PUBLIC HEARINGS (when scheduled)**
 1. Proposed Zoning Code text amendment to add Section 61.01.59 - Corporate office for high technology/environmental services uses and related storage of equipment and materials in an IOP Zone. A copy of the proposed text is on file in the Office of the Town Clerk. Proponent True Blue Environmental, Inc. Z2013-4
 2. Proposed Zoning Code text amendment to add Section 60.02.42 – Existing Age Restricted (55 & Older) Multi Family Housing density not to exceed 24 units per acre on property having at least 2 1/2 acres or more in a Multi-Family (M) Zone. Proponent Pondview Realty Associates Z2013-5
- 7. OLD BUSINESS**
 1. Request for release of cash bond for the Liberty Hill Subdivision located at Plumb Road and Annello Way. Applicant/agent Ameritage, LLC/Thaddeus P. Bysiewicz S2003-4
 2. Request for release of cash bond for the Old Farms Subdivision located off Atkins Street. Applicant/agent Gregory M. Harris, Dzialo, Pickett & Allen, P.C. S88-7
 3. Request for location approval for a General Repairer under G.S. Sec. 14-54 at 467 Middlefield Street, in the I-2 zone. Applicant/agent Chris Fiondella
- 8. NEW BUSINESS**
 1. Proposed Special Exception for grading to create a pond within 100 feet of a floodplain for the Trees of Honor at Veteran's Park at Walnut Grove Road. Applicant/agent City of Middletown/Public Works Dept. SE2013-3 **TO BE SCHEDULED FOR PUBLIC HEARING**
 2. Proposed three (3) lot subdivision of the property of Pattagansett Holdings, LLC located at 644 East Street across from Miner Street. Applicant/agent Pattagansett Holdings, LLC S2013-1 **TO BE SCHEDULED FOR PUBLIC HEARING**
 3. Proposed nine (9) lot subdivision of the property of Armedi Ubaldini located at 762 Wadsworth Street (Route 157) Applicant/agent Pattagansett Holdings, LLC S2013-2 **TO BE SCHEDULED FOR PUBLIC HEARING**
 4. Proposed Zoning Code Text Amendment add the M Zone to Section 60.02.20 Cemeteries and Other Places Of Burial Of The Dead. Applicant/agent Indian Hill Cemeteries Z2013-6 **TO BE SCHEDULED FOR PUBLIC HEARING**
 5. Proposed 10,000 sq. ft. building to be used as a riding arena located at 874 Millbrook Road. Applicant/agent Manes & Motion Therapeutic Riding Center, Inc. SPR2013-147
- 9. PUBLIC COMMENT ON TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 10. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 10.1 Minutes of 7/10/13 Regular Meeting
 - 10.2 ZEO Report
 - 10.3 Other Commission Affairs – Riverfront Update
- 11. ADJOURNMENT**

ALTERNATES: G. Faraci, E. Emery, K. McClellan

**If you require special accommodations for any meeting, please call the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.
245 deKoven Drive, Middletown, CT 06457 www.middletownplanning.com www.cityofmiddletown.com**

Disclaimer:
The information on this Agenda does not necessarily reflect any official action or position of the Commission. In many instances items are being brought to the Commission's attention that have been filed with the staff.